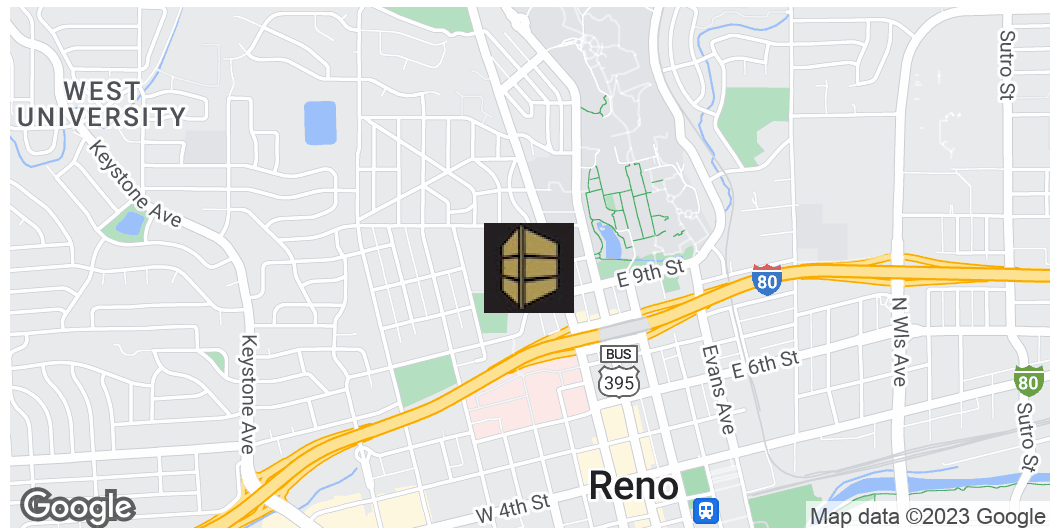


PROPERTY SUMMARY



PROPERTY DESCRIPTION

University Area - Redevelopment Site The following is a unique offering walking distance to the University campus. The property is located above downtown strategically located for maximum desirability. Currently there is a single family home on site - highest and best use is a Multi Family project. Right next to the University and their \$200 million expansion project, and blocks from downtown.

OVERLOOKS DOWNTOWN RENO
VIEWS OF HIGH SIERRA MOUNTAINS
AT UNR NEAR SORORITY HOUSES, APARTMENTS, AND RETAIL
BETWEEN UNR AND DOWNTOWN

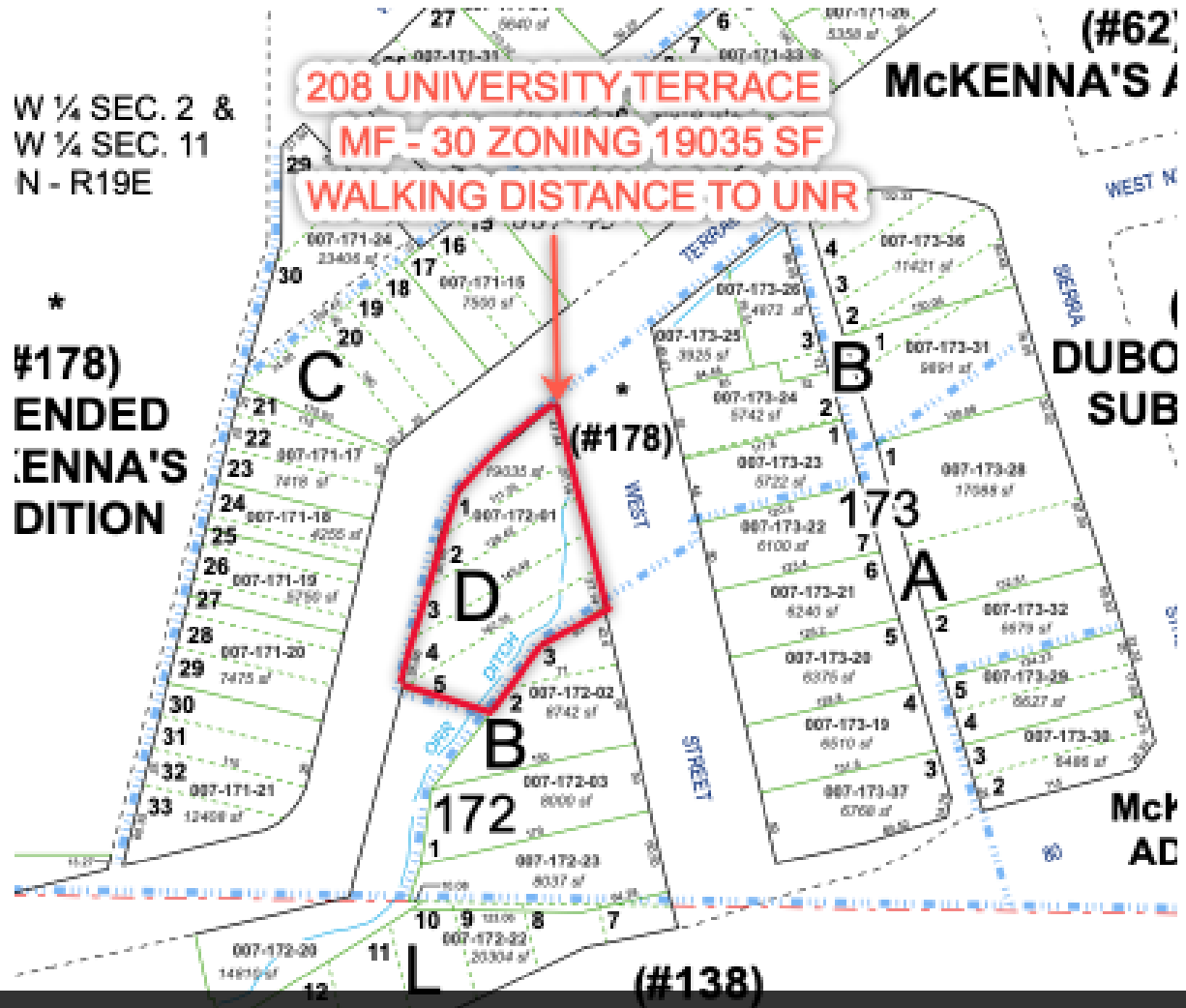
OFFERING SUMMARY

Sale Price:	\$1,237,000
Lot Size:	19,035 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,127	26,735	51,447
Total Population	16,219	61,422	122,228
Average HH Income	\$41,421	\$51,347	\$53,953

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET
 RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

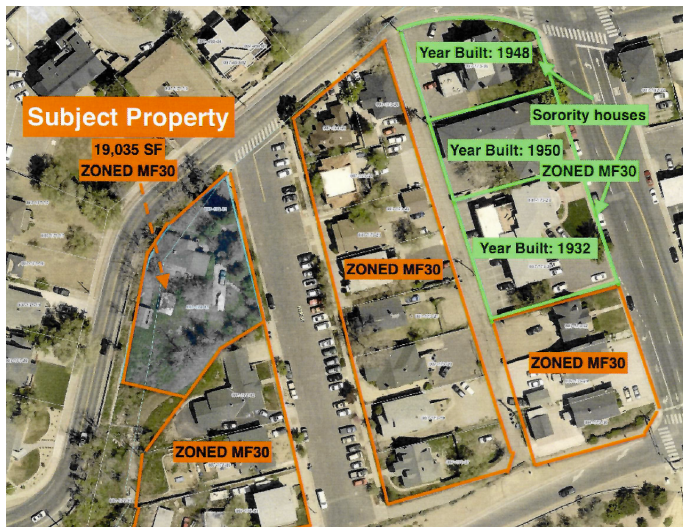
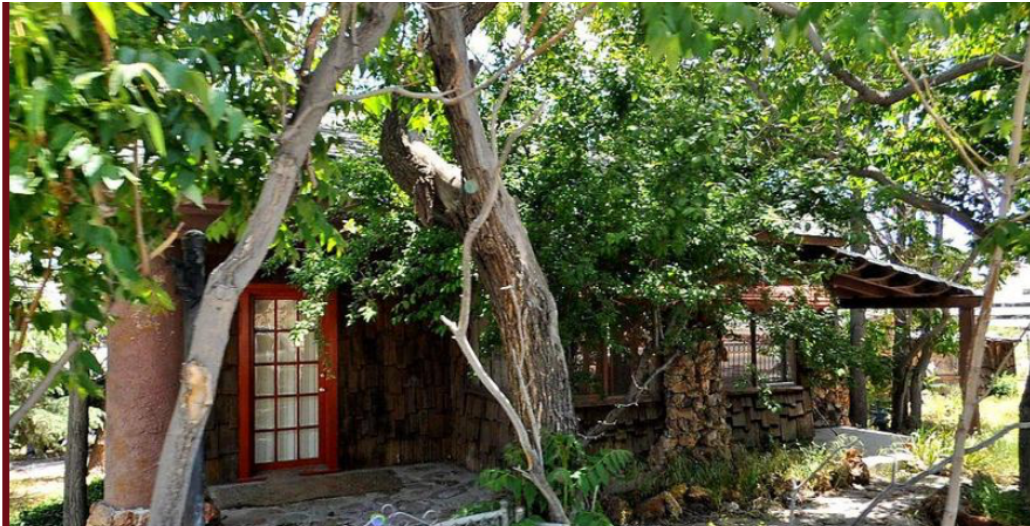
ADDITIONAL PHOTOS



Add text here...

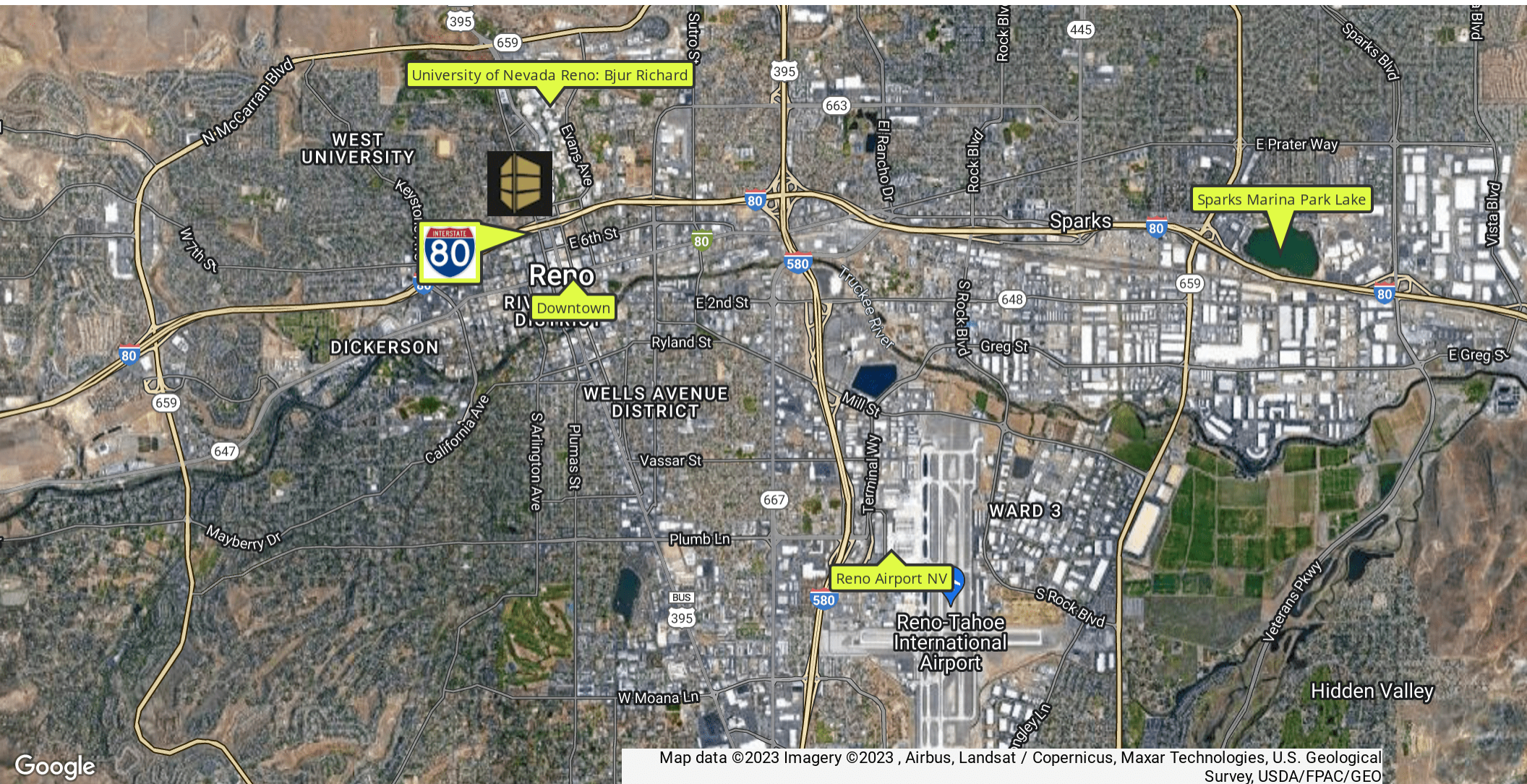
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ADDITIONAL PHOTOS



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LOCATION MAP



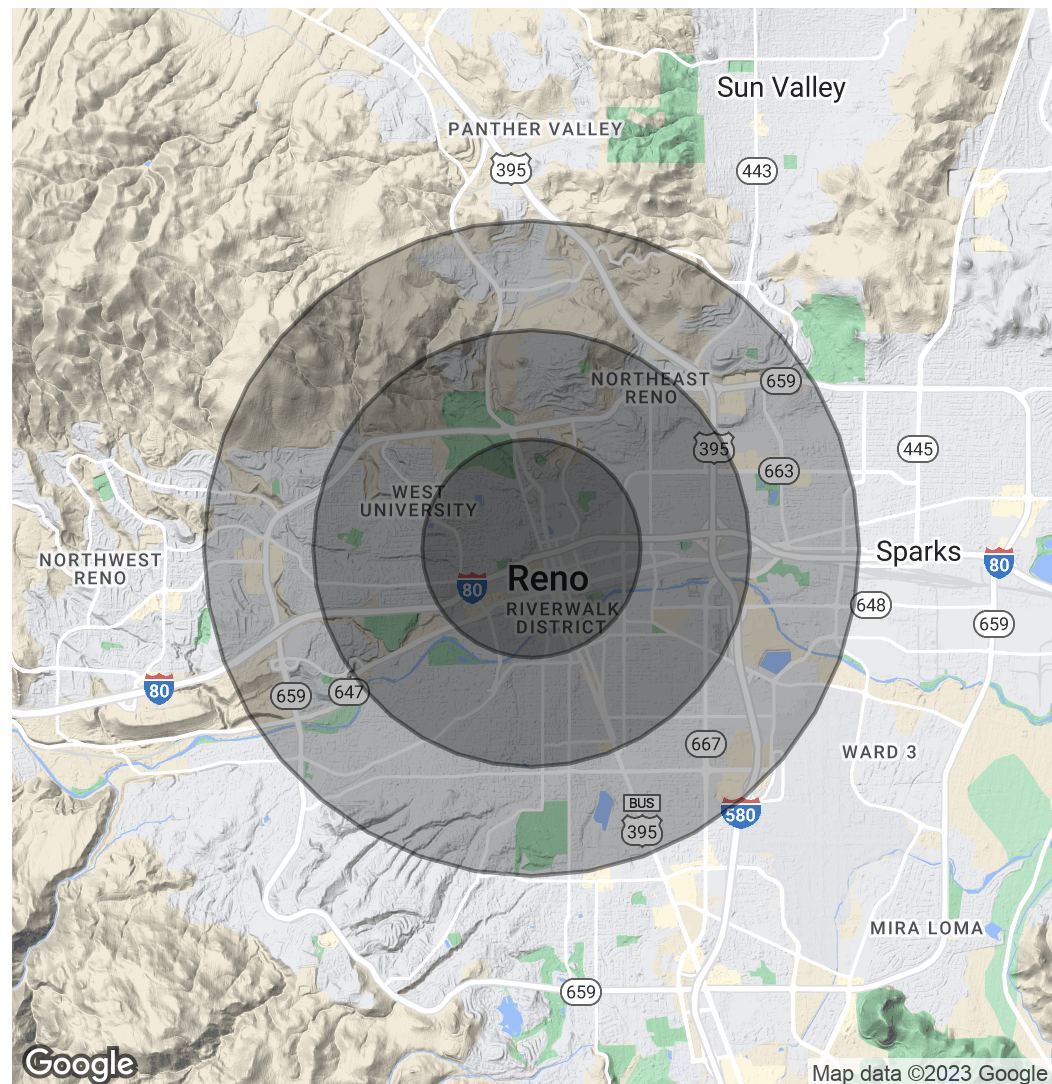
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,219	61,422	122,228
Average Age	32.6	34.5	34.9
Average Age (Male)	32.7	33.5	33.7
Average Age (Female)	31.8	35.2	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,127	26,735	51,447
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$41,421	\$51,347	\$53,953
Average House Value	\$273,263	\$278,124	\$289,543

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



RICHARD JOHNSON

Principal & Broker of Record

dick@johnsongroup.net

Direct: 775.823.8877 x201 | Cell: 775.741.0829

NV #B.58025

JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105
Reno, NV 89511
775.823.8877

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET